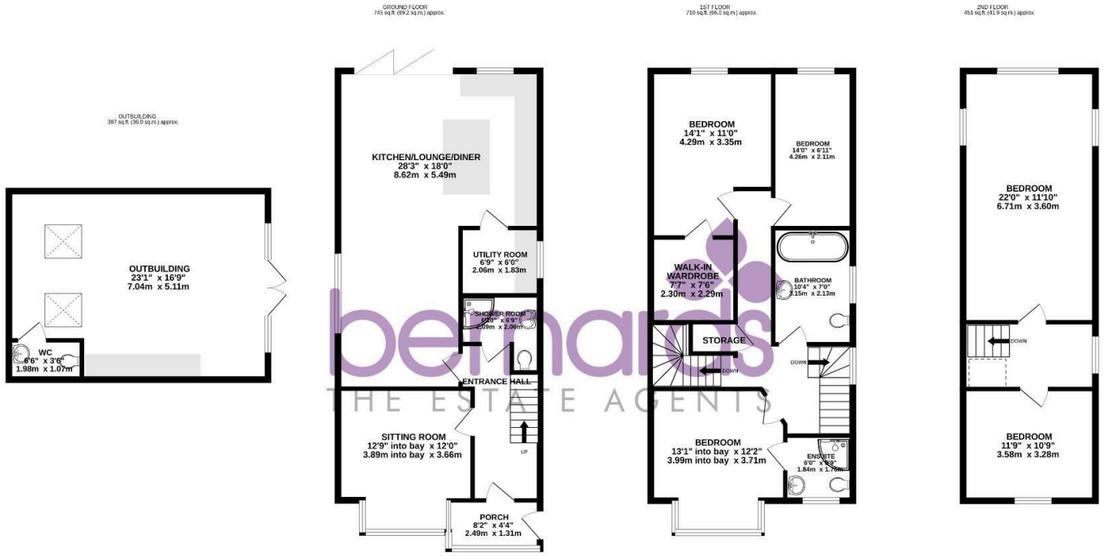


TOTAL FLOOR AREA : 2294 sq.ft. (213.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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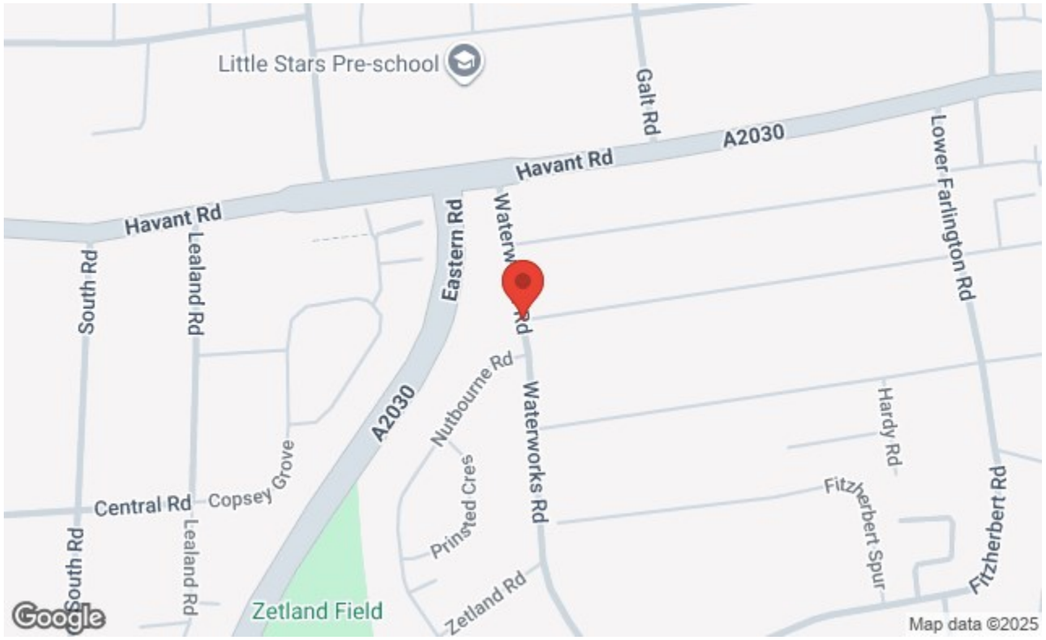



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

# Offers In Excess Of £700,000

Waterworks Road, Portsmouth PO6 1NG

bernards THE ESTATE AGENTS

5 3 2

## HIGHLIGHTS

- FIVE BEDROOMS
- 28FT KITCHEN/DINER
- LOUNGE
- THREE BATHROOMS
- OFF ROAD PARKING
- 387 sqft BRICK OUTBUILDING
- CIRCA 120 FT REAR GARDEN
- WALK-IN WARDROBE
- SOUGHT AFTER LOCATION
- MUST VIEW

****5 BEDROOMS ***LARGE GARDEN *** OUT BUILDING ***

Bernards have the pleasure to welcome to the sales market this stunning five bedroom detached house located on Waterworks Road , Farlington.

This is really a must view !

The current owners have spared no expense in making this property a wonderful home.

On entering the property you are greeted with a porch and hallway which leads to the front sitting room , and then opens up into the lounge /diner and the modern fitted kitchen with island underfloor heating and bi-fold doors. Just off the kitchen you have a utility room and the first of the three bathrooms.

Moving up to the first floor , you have the family bathroom , three of the five bedrooms two of which have a walk-in wardrobe and en-suite bathroom.

The second floor has the last two bedrooms , with the main bedroom having a Juliet balcony over looking the rear garden.

One of the standout features of this property is the impressive garden which is mainly laid to lawn , and a wonderful brick outbuilding which is circa 380 sqft !.

To book a viewing on this amazing home please call Bernards on 02392 728091

Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk

# PROPERTY INFORMATION

**PORCH**
8'2" x 4'3" (2.49 x 1.31)

**ENTRANCE HALL**

**SITTING ROOM**
12'9" x 12'0" into bay (3.89 x 3.66 into bay )

**KITCHEN/DINER/LOUNGE**
28'3" x 18'0" max (8.62 x 5.49 max )

**SHOWER ROOM**
6'10" x 6'9" (2.09 x 2.06)

**UTILITY ROOM**
6'9" x 6'0" (2.06 x 1.83)

**BEDROOM TWO**
14'0" x 10'11" (4.29 x 3.35)

**WALK-IN WARDROBE**
7'6" x 7'6" (2.30 x 2.29)

**BEDROOM THREE**
13'1" x 12'2" into bay (3.99 x 3.71 into bay )

**ENSUITE**
6'0" x 5'9" (1.84 x 1.76)

**BATHROOM**
10'4" x 6'11" (3.15 x 2.13)

**BEDROOM FIVE**

**BEDROOM ONE**
22'0" x 11'9" (6.71 x 3.60)

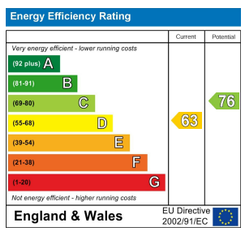
**BEDROOM FOUR**
11'8" x 10'9" (3.58 x 3.28)

**OUTBUILDING**
23'1" x 16'9" (7.04 x 5.11)

**ANTI MONEY LAUNDERING**
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

**BERNARDS OFFER CHECK PROCEDURE**
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**SOLICITOR/ CONVEYANCING**
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

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